

MINUTES OF MEETING—April 13, 2010

A meeting of the Dedham Finance Committee was called to order at 6:35 P.M. on Tuesday, April 13, 2010 in the Lower Conference Room 26 Bryant Street, Dedham, MA. Mr. David Martin, Chairman, presided.

MEMBERS PRESENT: David Martin, William Podolski, Derek Moulton, John Heffernan, William McKinney, Susan Carney, Laura Timmins, and Mark Driscoll,

MEMBERS ABSENT: Kevin Young

NEW BUSINESS

Mr. Martin, Chairman of the committee called the meeting to order, the agenda public hearing of the 2010 warrant articles, starting with article 3 specifically the Recreation budget, at our last meeting the Committee was discussing the leadership positions and potential structure change if any. With the pending retirement of the Director the Committee felt uneasy in taking unilateral steps to cut the Dept's budget without a conversation with the department. The Chairman of Parks and Recreation was asked to come before the Committee, and Mr. Ledda was recognized to speak to the Committee and discuss a plan for the replacement of positions within the department.

Mr. Ledda, introduced members of his board and the current director Mr. Mucciaccio, and spoke about maintaining the director's position, and the management team that surrounding towns have in place. He continued to list the number of personnel in the recreation departments of surrounding towns, and Mr. Martin said that after his meeting with Mr. Ledda that the Recreation Dept needs two full-time people. The Committee questioned the number of full time versus part time positions, and Mr. Ledda responded to their questions. Mr. Ledda continued to describe the programs that the Town of Dedham has in place and the tremendous growth that has occurred, and there needs to be two people at the SMA.

The Committee questioned the use of the revolving fund to pay the pool director's salary, and Mr. Mucciaccio responded to their questions, and explained how the part-time personnel salaries and pool expenses are paid out of the revolving fund, but not the pool director's salary that is in the budget. Another question from the Committee on a breakdown of the recreation dept personnel including the summer staff, Mr. Mucciaccio answered saying that a breakdown can be done. Mr. Ledda said that in regard to replacing the director he has heard from legal counsel that the Dept can go forward and looking into a search for a new director and at this time a job description is being developed. Mr. Maher and Mr. Ledda answered questions on the amount of money that the cell towers would generate depending on the number of towers that would be installed at each site, possibly up to \$180k annually. Committee members asked about the hours the assistant spent on web site management, and Mr. Ledda responded that it was about 1 to 2 hours per month. Mr. Mucciaccio spoke on his retirement and that he would be staying two extra months because it is impossible for one person to run this department in the summer.

Mr. Martin asked about article 23 Amend Zoning By Laws – Research & Development Facilities and Ms. LeClair spoke on the article and the Planning Board had reconsidered the article and had voted unanimous after meeting with them and the Bldg. Commissioner had spoken on the article.

The next article for discussion is article 24 Amend Zoning Map – 337 Washington Street, and the Planning Board had approved the revised re-zoning plan. Mr. Naser answered questions of the Committee as to land owners behind this property. Mr. Martin asked for a copy, Mr. Naser said he would get a copy and return to the meeting.

Article 41 is next a vote to accept MGL Chapter 43D and designate a priority development site for the designation of land at 180, 237, and 280 Rustcraft Road, and Ms. O'Connor was asked if there was a zoning map for that piece of land, and she provided a map. The Committee asked about adding a building on the parking lot at the east end of the site, Ms. O'Connor stated that any permits and or rules and regulations that you would need then you will still need with this site now. She continued to say the building has been 40% vacant since 2002 and the Town has lost significant tax revenue over this time period this year alone it is \$42k also it is a devalued, underperforming, research and development zoned property. Ms. O'Connor stated that the Planning Board had unanimously supported this proposal and that

the 180 day is an incentive development tool to try and have a developer come into this property, but all other permitting processes are still in place there are other incentives coming from the Town. The Committee asked questions on the three parcels, and Ms. O'Connor responded saying that two of the three parcels are unbuildable also the assessors map identified the properties under one property owner. She continued to say that this one of the largest underdeveloped properties with 160k square feet and with parking and access to the commuter rail and highways north and south. Questions as to how a developer could be stopped was answered by Ms. O'Connor saying that there are all sorts of ways to stop the clock going forward if the developer hasn't presented enough information.

Mrs. Baker rose to speak next on article 43 a vote to authorize the BOS to acquire land of High Street and Pottery Lane, and she introduced Mr. Lawlor to speak on this article. He spoke on the process of getting a title examination on Pottery Lane and the right of way of the railroad bed, and the process of acquiring that land for access to the New Avery School. Mrs. Baker presented the language from town counsel for the recommendation at town meeting, and started a discussion on the property with regard to the walkway along recreation drive that the students would be using. Mr. Martin said this article would be moved to the band room meeting for its final recommendation.

Mr. Martin asked for a vote of the articles and asked Mr. Heffernan to read the recommendation for each warrant article, starting with article 12 Special purpose stabilization funds-deposit funds.

A motion by J. Heffernan, that \$375,000 from Newbridge on the Charles Inc (HSL) and \$25,000 from Costco Wholesale be deposited into the Mitigation Stabilization Fund and that \$53,691.62 from the local meals tax and \$26,672.00 from the additional 2% room occupancy tax be deposited into the Major Capital Facilities Stabilization Fund. Further that all future collections of these revenues be reserved for appropriation in an account for additional deposit to the same funds, and seconded by D. Moulton it was:

Voted In Favor 8-0: To accept the recommendation of article 12.

Article 13 Special purpose stabilization funds-appropriate,

A motion by J. Heffernan, that \$540,796 be appropriated from the Mitigation Stabilization Fund to finance items voted in article 4 Capital Budget. and seconded by D. Moulton it was:

Voted In Favor 8-0: To accept the recommendation of article 13.

Article 4, Capital Improvements Budget, A motion by J. Heffernan That \$1,400,000 be raised through Sewer Revenue to fund projects F and J.

That \$25,000 be transferred from Free Cash to partially fund project K.

That \$350,000 be transferred from Free Cash to partially fund project AAA.

That \$1,139,000 be transferred from Free Cash to fund projects I, M, N, O, Q, U, AD, AL, AO, AQ, AY, AAB, & AAE.

That \$175,000, pursuant to the authorization in article 13, be transferred from the Mitigation Stabilization Fund to partially fund project K.

That \$365,796, pursuant to the authorization in article 13, be transferred from the Mitigation Stabilization Fund to fund projects S, T, AB, AC, AI, AJ, AK, AAI, AAJ, AAK, AAL, AAM & AAN.

That \$86,000 be transferred from appropriation balances in accounts 6656, 6657 to fund project AG, accounts 6664 & 6666 to fund AN and account 6088 to fund AS.

That \$14,475,000 be raised by borrowing to fund projects A, B, C, AR, AAA & AAG as follows:

Motion for Project A, B, & C

That the Town vote to appropriate \$2,000,000 to fund project A (\$1,500,000 Road Improvements), B (\$250,000 Sidewalk Repairs) , C (\$250,000 Improvements), including costs incidental or related thereto, and further to meet such appropriation, the Treasurer, with the approval of the Board of Selectmen, be authorized to borrow TWO MILLION DOLLARS (\$2,000,000) in accordance with Sections 7(5) and 7(6) of Chapter 44 of the General Laws, or any other enabling authority, and to authorize the Town to apply for any grants or loans available for the project, and that the Board of Selectmen be authorized to take any other action necessary or convenient to carry out these projects.

Motion for Project AR

That the Town vote to appropriate \$225,000 to fund project AR (Roof Replacement – Dexter – Phase II), including costs incidental or related thereto, and further to meet such appropriation, the Treasurer, with the approval of the Board of Selectmen, be authorized to borrow TWO HUNDRED AND TWENTY FIVE THOUSAND DOLLARS (\$225,000) in accordance with Sections 7(3A) of Chapter 44 of the General

Laws, or any other enabling authority, and to authorize the Town to apply for any grants or loans available for the project, and that the Board of Selectmen be authorized to take any other action necessary or convenient to carry out this project.

Motion for Project AAA

That the town vote to appropriate \$12,000,000 to fund project AAA (Energy Management Improvements – remodeling, reconstructing and extraordinary repairs to various town and school buildings and equipment), including costs incidental or related thereto, and further to meet such appropriation, the Treasurer, with the approval of the Board of Selectmen, be authorized to borrow TWELVE MILLION DOLLARS (\$12,000,000.00) in accordance with Section 7(3B) of Chapter 44 of the General Laws, or any other enabling authority, and to authorize the Town to apply for any grants or loans available for the project, provided that the amount of the authorized borrowing shall be reduced by the amounts of any federal, state or other grants or aid or any vendor rebates or other similar payments related to the project received prior to the issuance of bonds or notes under this vote; and further that the Town Administrator and the School Committee be authorized to (i) enter into one or more energy services contracts with Siemens Industries Inc. for a total contract value not to exceed \$12,350,000.00 in the aggregate and upon such other terms as the Town Administrator and the School Committee deem to be in the best interests of the Town for this project and (ii) take any other action necessary or convenient to carry out this project.

Motion for Project AAG

That the Town vote to appropriate \$250,000 to fund project AAG (Municipal Solar Project – Town Hall), including costs incidental or related thereto, and further to meet such appropriation, the Treasurer, with the approval of the Board of Selectmen, be authorized to borrow TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000) in accordance with Section 7(3B) of Chapter 44 of the General Laws, or any other enabling authority, and to authorize the Town to apply for any grants or loans available for the project, and that the Board of Selectmen be authorized to take any other action necessary or convenient to carry out this project, and seconded by W. McKinney it was: **Voted In Favor 5-2-1 (2-opposed D. Moulton, J. Heffernan, 1-abstain L. Timmins):** to accept the recommendation of article 4.

Article 22, amend zoning by laws for wireless communication, has been requested to be withdrawn, a motion by J. Heffernan that it be indefinitely postponed and seconded by S. Carney it was:

Voted In Favor 8-0: That it be indefinitely postponed.

Article 23, amend zoning by laws – research and development facilities, a motion by J. Heffernan, that it be so voted, and seconded by D. Moulton it was:

Voted In Favor 8-0: That it be so voted.

Article 24, has been moved to Thursday April 15 meeting.

Article 33, amend revised by laws – Chapter 27 sign code, a motion by J. Heffernan, that it be so voted, and seconded by D. Moulton it was:

Voted In Favor 8-0: That it be so voted.

Article 37 amend revised by laws – Chapter 27 sponsorship signs, a motion by W. McKinney that it be indefinitely postponed, and seconded by S. Carney it was:

Voted In Favor 7-1 (1-opposed D. Moulton): That it be indefinitely postponed.

Article 41 vote to accept MGL Chapter 43D and designate a priority development site, a motion by J. Heffernan that it be so voted, and seconded by S. Carney it was:

Voted In Favor 5-3 (3-opposed S. Carney, M. Driscoll, W. Podolski): That it be so voted.

Article 42 a vote to transfer a portion of Condon Park, this article has been moved to Thursday April 15.

Mr. Martin asked for a motion to reconsider article 43, a motion by D. Moulton to reconsider article 43, and seconded by W. McKinney it was: **Voted In Favor 8-0:** For a recommendation at town meeting.

Mr. Martin said the meeting will continue this hearing until next Thursday April 15, 2010, the meeting closed at 8:33 PM.

Respectfully submitted,

William Marroncelli

Approved ()